

2019-006413

Klamath County, Oregon

06/07/2019 11:08:08 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Harris Land and Timber Company LLC
154 Rainbow Drive suite 5462
Livingston, TX 77399

WARRANTY DEED

THE GRANTOR(S),

- Richard and Jean E. Grover, 373 RED RIVER RD, PALM DESERT, CA
92211,

for and in consideration of: \$2000 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Harris Land and Timber Company LLC, a Virginia Limited Liability
Company with a mailing address of 154 Rainbow Drive suite 5462
Livingston TX 77399,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

The East 1/2 of the East 1/2 of the South West 1/4 of the North East 1/4 of Section 19,
Township 35 South Range 11 East Willamette Meridian, consisting of 10 acres more or
less.

Excepting therefrom the Westerly 50 feet as an easement for ingress and egress.

R785181

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record the grantor hereby covenants with the
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and
has good right to sell and convey the same; and that Grantor, his heirs, executors and
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns
against all lawful claims whatsoever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING
FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,
OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS
AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE

PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Grantor Signatures:

DATED: 6-6-2019

Richard Grover
Richard Grover
373 RED RIVER RD, PALM DESERT, CA
92211

Grantor Signatures:

DATED: 6-6-2019

Jean E. Grover
Jean E. Grover
373 RED RIVER RD, PALM DESERT, CA
92211

STATE OF _____
COUNTY OF _____, ss:

*see attached California
acknowledgment*

This instrument was acknowledged before me on this ____ day of _____,
____ by Richard and Jean E. Grover.

Notary Public
Signature of person taking
acknowledgment

Title (and Rank)

My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

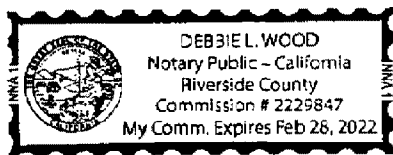
State of California)
County of Riverside)

On June 6, 2019 before me, DEBBIE L. WOOD NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer
personally appeared RICHARD GROVER AND JEAN E. GROVER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Debbie L. Wood
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: June 6, 2019 Number of Pages: 2
Signer(s) Other Than Named Above: no other signers

Capacity(ies) Claimed by Signer(s)

Signer's Name: RICHARD GROVER
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: JEAN E. GROVER
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____